This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
M. Lee Barrett Jr.
976 Murfreesboro Road
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 01/11/06 12:57 2 pg
Fees:13.00 Taxes:266.40
20060111-0004295

MAP AND PARCEL:
MAP 53-12
PARCEL 186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Peggy Ann Pardue, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the northwesterly part of Lot No. 1, of Section No. 2, on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliots's Property Known as Dupontonia, of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charlie Russell Pardue and wife, Peggy Ann Pardue, by deed from Jessie Williams, Lois Bogle, Ed Bowling, Louise Nix, Sylvia Overall, George Curray of record in Book 7639, Page 936, Register's Office for Davidson County, Tennessee. The said Charlie Russell Pardue having since died.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 843, Page 56, said Register's Office.

Taxes for 2005 have been pro-rated and paid.

This is improved property known as 3006 Lakeshore Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Lee Barrett Jr., his heirs and assigns, forever; and I, Peggy Ann Pardue, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of ~~December~~ January, 2006.

Peggy Ann Pardue

Peggy ~~Ann~~ Pardue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peggy Ann Pardue, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and ~~official seal~~ at Nashville, Tennessee, this the 5th day of ~~December, 2005~~ January, 2006.

JOHNNIE A. LUKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Exp. Nov. 22, 2008

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of ~~December, 2005~~ January, 2006.

NOTARY PUBLIC
My Commission Expires:

JOHNNIE A. LUKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Exp. Nov. 22, 2008